

ORDINANCE NUMBER: 81-6

INTRODUCED BY: COMMISSIONER CURTAN

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 71-4, AND ST. JOHNS COUNTY CODE CHAPTER 6, ARTICLE I, WHICH ADOPTS BY REFERENCE THE 1965 EDITION OF THE SOUTHERN STANDARD BUILDING CODE, AND ALL AMENDMENTS THERETO: THIS AMENDMENT ADOPTS BY REFERENCE THE 1979 EDITION OF THE STANDARD BUILDING CODE AS PROMULGATED BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL, INC., WHICH CODE REGULATES THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES; PROVIDES FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR: AND REPEALS ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH: THIS AMENDMENT ALSO MODIFIES CERTAIN PORTIONS OF THE BUILDING CODE PERTAINING TO ITS SCOPE, PERTAINING TO PERMITS, PERTAINING TO THE BOARD OF ADJUSTMENT AND APPEALS, PERTAINING TO HURRICANE REGULATIONS, PERTAINING TO DEMOLITION OF BUILDINGS, PERTAINING TO ENERGY CONSERVATION, PERTAINING TO QUALIFICATIONS OF THE BUILDING OFFICIALS AND /OR INSPECTORS AND PERTAINING TO MOBILE HOME STANDARDS: IT PROVIDES PENALTIES AND AN EFFECTIVE DATE. THIS AMENDMENT REPEALS PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. There is hereby adopted by reference the 1979 edition of the Standard Building Code as promulgated by Southern Building Code Congress International, Inc., excepting therefrom provisions pertaining to Mobile Homes which are regulated by Sections 320.822 and 320.864, Florida Statutes, as amended.

SECTION 2. The 1979 editions of the Southern Standard Building Code as just adopted is hereby amended in the following respects:

- A. Section 101.3 is hereby amended by adding an additional section entitled Section (c) as follows:
  - (c) For any building costing less than fifteen thousand dollars (\$15,000), constructed, altered, repaired, or used as a barn, tool or implement shed or a livestock shed not attached to a habitable building a permit is required but no fee shall be charged for said permit.
- B. Section 107.5 is hereby amended to read as follows:

1. Appendix K to the Standard Building Code as amended, entitled "Recommended Schedule Of Permit Fees" is adopted by reference and incorporated herein, except where the building valuation does not exceed two hundred fifty dollars (\$250.00), no permit fees shall be required, unless an inspection is necessary, in which case there shall be a five-dollar (\$5.00) fee.

(a) a permit shall not be required when general maintenance is performed by a homeowner on his structure, for his use, such as painting, re-roofing, replacing deteriorated siding, replacing windows, doors, soffit, screens and placement of non-structural concrete (patio, driveway) where the value of the improvement does not exceed Two thousand dollars (\$2,000) unless an inspection is required, then the fee shall be ten dollars (\$10.00). This provision shall not apply when the structure is expanded or enlarged or the habitable square footage is increased.

2. If the Building Official, or his duly authorized representative shall upon his inspection after the completion of work, find the same does not conform to, and comply with, the provisions of this building code, he shall notify the contractor, indicating the correction (s) required; and when he shall be notified that the correction (s) has (have) been made, he shall then again inspect the work without further charge; however, when extra inspections are necessary due to any of the following reasons, a charge of five dollars (\$5.00) shall be made for each re-inspection:

1. Wrong address.
2. Condemned work, resulting from faulty work.
3. Repairs or corrections not made when re-inspection is called.
4. Work not ready for re-inspection when called.

Further, all re-inspection fees shall be collected prior to inspector making re-inspection.

C. Section 111.1 is hereby amended to read as follows:

111.1 Appointment

There is hereby established and continued a board to be called the Board of Adjustment and Appeals, which shall consist of five (5) members. Such board shall be composed of one architect, one general contractor or engineer and three (3) members at large from the building industry. The said board shall be appointed by the Board of County Commissioners of St. Johns County, Florida.

D. Section 111.2 is hereby amended to read as follows:

111.2 Term of office

Of the members first appointed, two (2) shall be appointed for a term of one year, two (2) for a term of two years, and one for a term of three years, and thereafter they shall be appointed for terms of four (4) years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Continued absence of

any member from regular meetings of the Board shall at the discretion of the Board of County Commissioners of St. Johns County, render any such member liable to immediate removal from office.

- E. Appendix D to the Standard Building Code, as amended entitled "Hurricane Requirements" is adopted by reference and incorporated herein.
- F. Appendix I to the Standard Building Code, as amended, entitled "Standards of Demolition" is adopted by reference and incorporated herein.
- G. The qualifications of the building official and/or inspector shall not be governed by Section 102 of the Southern Standard Building Code provided however, any such appointee must have at least seven (7) years of general knowledge of the building and plumbing trade.

SECTION 3. For the purposes of governing mobile homes, there are hereby adopted by reference the following standards:

The uniform standards code for mobile homes, as set forth in Sections 320.822 to 320.864 of the Florida Statutes as amended, together with any rules and regulations promulgated pursuant to same.

SECTION 4. Violations of this Ordinance and Code shall be prosecuted in the same manner as misdemeanors are prosecuted and any person, firm or corporation upon conviction shall be punished by a fine not to exceed \$500.00 or by imprisonment in the county jail not to exceed 60 days, or both such fine and imprisonment. Each day that an offense or violation of this Ordinance, as amended, continues shall be deemed a separate offense.

SECTION 5. This Ordinance shall take effect immediately upon receipt of official acknowledgement by the office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida that same has been filed.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are repealed.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 10 DAY OF February, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Way Wilson  
its chairman

ATTEST: Marie Hudson  
Deputy Clerk for  
CARL "BUD" MARKEL, CLERK

Adopted regular meeting 2/10/81

Effective 2-13-81

81-6

**The St. Augustine Record**  
PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }  
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared \_\_\_\_\_  
Robert E. James who on oath says that he is  
Advertising Manager of the St. Augustine Record, a  
daily newspaper published at St. Augustine in St. Johns County, Florida;  
that the attached copy of advertisement, being a \_\_\_\_\_  
Board of County Commissioners Meeting  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
Ordinance #71-4  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
January 15, 1981.

Affiant further says that the St. Augustine Record is a newspaper  
published at St. Augustine, in said St. Johns County, Florida, and that the  
said newspaper has heretofore been continuously published in said St.  
Johns County, Florida, each day, except Sundays, and has been entered  
as second class mail matter at the post office in the City of St. Augustine,  
in said St. Johns County, Florida, for a period of one year next preceding  
the first publication of the attached copy of advertisement; and affiant  
further says that he has neither paid nor promised any person, firm or  
corporation any discount, rebate, commission or refund for the purpose  
of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me  
this 16th day of January

A.D. 19 81  
M. J. Hord  
(SEAL) Notary Public

Notary Public, State of Florida at Large  
My Commission Expires Oct. 2, 1984  
Bonded Thru Troy Fain Insurance Ins.

**COPY OF ADVERTISEMENT**  
NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON FEBRUARY 10, 1981 AT 10:00 O'CLOCK A.M. IN THE COUNTY COMMISSIONERS ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 71-4, AND ST. JOHNS COUNTY CODE CHAPTER 6, ARTICLE 1, WHICH ADOPTS BY REFERENCE THE 1965 EDITION OF THE SOUTHERN STANDARD BUILDING CODE AND ALL AMENDMENTS THERETO. THIS AMENDMENT ADOPTS BY REFERENCE THE 1979 EDITION OF THE STANDARD BUILDING CODE AS PROMULGATED BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL, INC., WHICH CODE REGULATES THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES; PROVIDES FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; AND REPEALS ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THERewith; THIS AMENDMENT ALSO MODIFIES CERTAIN PORTIONS OF THE BUILDING CODE PERTAINING TO ITS SCOPE, PERTAINING TO PERMITS, PERTAINING TO THE BOARD OF ADJUSTMENT AND APPEALS, PERTAINING TO HURRICANE REGULATIONS, PERTAINING TO DEMOLITION OF BUILDINGS, PERTAINING TO ENERGY CONSERVATION, PERTAINING TO THE QUALIFICATIONS OF THE BUILDING OFFICIALS AND/OR INSPECTORS AND PERTAINING TO MOBILE HOME STANDARDS; IT PROVIDES PENALTIES AND AN EFFECTIVE DATE; THIS AMENDMENT REPEALS PARTS OF ORDINANCES IN CONFLICT HERewith.  
The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing.  
All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.  
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
BY: CARL "BUD" MARKEL  
L934 Its Clerk



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

FILED

'81 FEB 13 AM 9 44

Carl "Bud" Markel  
CLERK OF CIRCUIT COURT

February 12, 1981

Honorable Carl "Bud" Markel  
Clerk of Circuit Court  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32084

Attention: Marie Hudson, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

- ✓ 1. Receipt of your letter/s of February 11  
and certified copy/ies of St. Johns  
County Ordinance/s No./s 81-6, 81-7, and 81-8
2. Receipt of \_\_\_\_\_ County Ordinance/s  
relative to:  
(a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
- ✓ 3. We have filed ~~this~~/these Ordinance/s in this office  
February 12 1981
4. The original/duplicate copy/ies showing the filing date  
is/are being returned for your records.

Cordially,

*Nancy Kavanaugh*  
(Mrs.) Nancy Kavanaugh  
Chief, Bureau of Laws

NK/mp/mde

FLORIDA-State of the Arts  
The Capitol • Tallahassee, Florida 32301 • (904) 488-3680